



4 North Elphinstone Cottages

Elphinstone, Elphinstone, EH33 2ND



VMH ESTATE AGENTS



2 bedroomed terraced cottage in a semi-rural location.

- Sitting room
- Kitchen
- Double bedroom
- Bedroom 2/study
- Shower room with 3 piece suite
- Front and rear garden
- Residents permit parking
- Attic storage space
- Semi-rural location
- Electric boiler serving panel radiators
- Double glazing



Offers Over: £180,000

EPC Rating: F

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

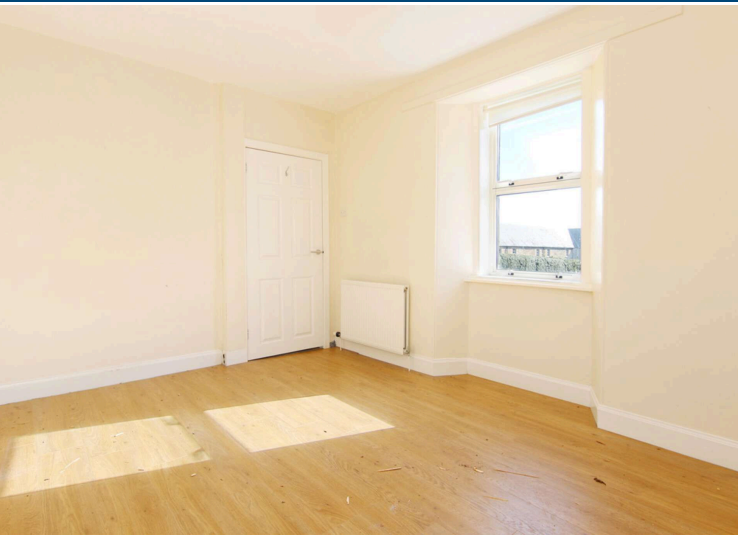
About the Property

Situated on the outskirts of Tranent this 2 bedroomed terraced cottage is ideal for those looking to relocate to a semi-rural location. The property is bright and spacious with a scenic outlook to the rear.

Further benefits include electric boiler serving panel radiators, double glazing, front and rear gardens.

Extras

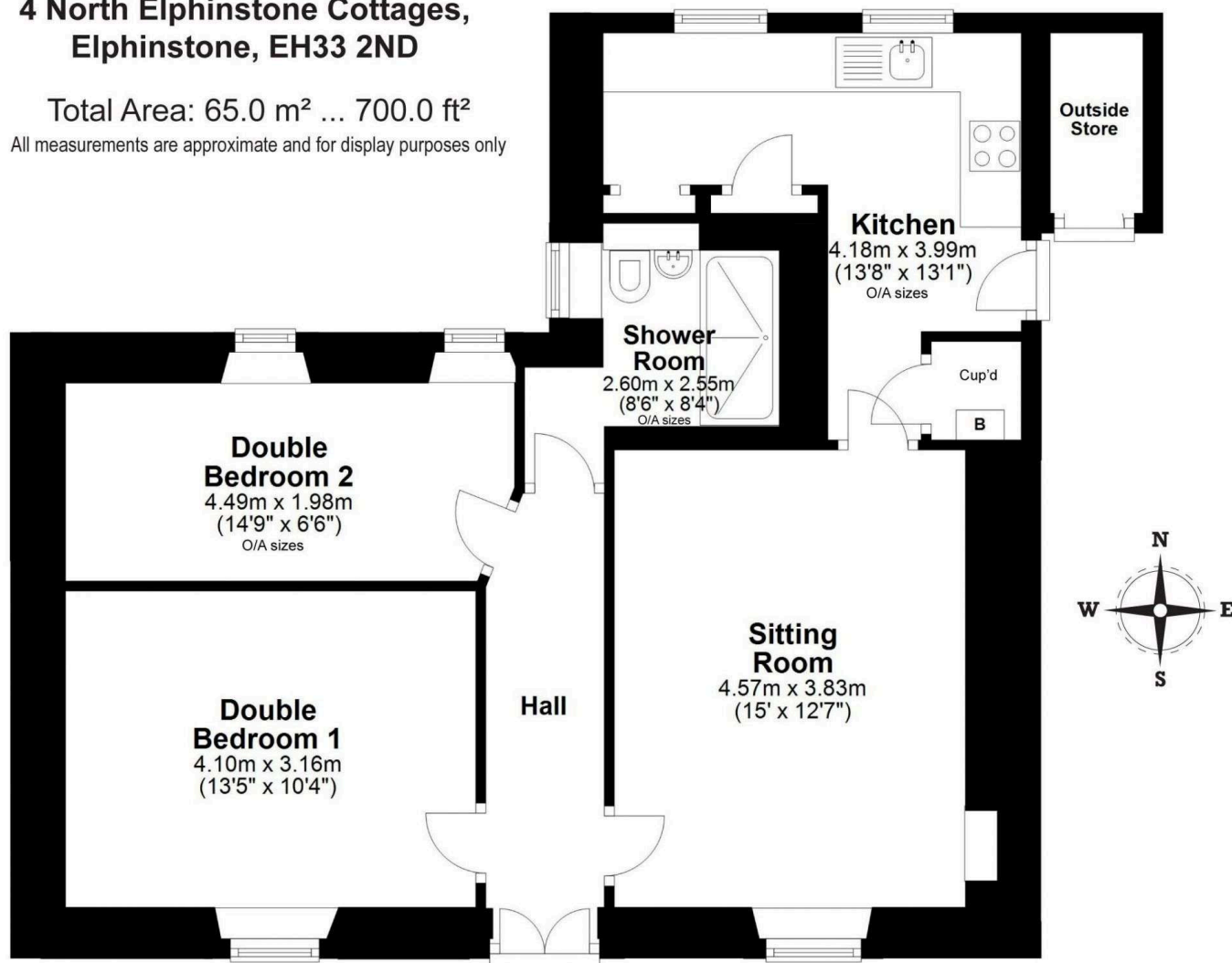
To include all fitted floor coverings, curtains and blinds, cooker, washing machine and fridge.



4 North Elphinstone Cottages, Elphinstone, EH33 2ND

Total Area: 65.0 m² ... 700.0 ft²

All measurements are approximate and for display purposes only



Location

Nestled in the scenic East Lothian countryside, the small village of Elphinstone is only 10 miles from Edinburgh city centre and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Five minutes' drive away is the town of Tranent offering a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library, and a dedicated sports and community centre. Located in the centre of town, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex, and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

☎ 0131 622 2626

✉ property@vmh.co.uk

🌐 vmh.co.uk

📄 DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.